





**EXHIBIT "C"**

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## Sales Comparison Analysis of 115 BADEN PLACE, Staten Island

| Subject                                                                           |                        | Comparable No. 1                                                                  |            | Comparable No. 2                                                                  |            | Comparable No. 3                                                                    |            |
|-----------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|------------|
|  |                        |  |            |  |            |  |            |
| Proximity                                                                         | 0.00                   | 0.33                                                                              |            | 0.47                                                                              |            | 0.47                                                                                |            |
| Legal ID                                                                          | 3806-33                | 3882-16                                                                           |            | 3822-19                                                                           |            | 3684-25                                                                             |            |
| 115 BADEN PLACE                                                                   |                        | 260 GRIMSBY STREET                                                                |            | 312 KISWICK STREET                                                                |            | 712 LACONIA AVENUE                                                                  |            |
| Location                                                                          | Midland Beach<br>10306 | Midland Beach                                                                     |            | Midland Beach                                                                     |            | Midland Beach                                                                       |            |
| Sale Price                                                                        |                        | 815,000                                                                           |            | 840,000                                                                           |            | 770,000                                                                             |            |
|                                                                                   |                        | Description                                                                       | Adjustment | Description                                                                       | Adjustment | Description                                                                         | Adjustment |
| Sale Date                                                                         |                        | 03/04/2022                                                                        | 0          | 11/09/2022                                                                        | 0          | 08/11/2022                                                                          | 0          |
| Document ID                                                                       |                        |                                                                                   |            |                                                                                   |            |                                                                                     |            |
| School                                                                            |                        |                                                                                   | 0          |                                                                                   | 0          |                                                                                     | 0          |
| Class                                                                             | B2                     | B2                                                                                | 0          | B2                                                                                | 0          | B2                                                                                  | 0          |
| Lot Size                                                                          | .09 (40X100)           | 40X100 (.09)                                                                      | 0          | 40X100 (.09)                                                                      | 0          | 28.5X105 (.07)                                                                      | 2,614      |
| Stories                                                                           | 2                      | 2                                                                                 | 0          | 2                                                                                 | 0          | 2                                                                                   | 0          |
| Yr Built                                                                          | 1930                   | 1920                                                                              | 0          | 1975                                                                              | 0          | 1978                                                                                | 0          |
| Rms/Baths                                                                         |                        |                                                                                   | 0          |                                                                                   | 0          |                                                                                     | 0          |
| Sqft                                                                              | 2,000                  | 1,768                                                                             | 10,440     | 2,780                                                                             | -35,100    | 1,760                                                                               | 10,800     |
| Garage                                                                            |                        |                                                                                   |            |                                                                                   |            |                                                                                     |            |
| Other1                                                                            |                        |                                                                                   |            |                                                                                   |            |                                                                                     |            |
| Other2                                                                            |                        |                                                                                   |            |                                                                                   |            |                                                                                     |            |
| Net Adjust                                                                        |                        |                                                                                   | 10,440     |                                                                                   | -35,100    |                                                                                     | 13,414     |
| Adj Price                                                                         |                        |                                                                                   | 825,440    |                                                                                   | 804,900    |                                                                                     | 783,414    |

You are using the "classic" GeoData Plus Market Analysis. To access the new and improved Market Analysis, you can click on this link to do so.  
 Note: In areas outside of Nassau County NY, Suffolk County NY, and New York City, you will see the Dynamic Local Market Adjustments.

Calculated Market Value: **\$804,585**



Prepared by Elizabeth Ameno  
 Thursday, December 8, 2022

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# taten Island Comparables Report

Search Criteria:

|           |                                   |                    |           |
|-----------|-----------------------------------|--------------------|-----------|
| Location  | .5 Mile Radius   Zip Code (10306) | High Sale Price    | \$840,000 |
| File Date | 12/9/2021 - 12/8/2022             | Average Sale Price | \$808,333 |
| Assess    | Same Class (B2)                   | Low Sale Price     | \$770,000 |
|           |                                   | Median Sale Price  | \$815,000 |

Comparables: 3

| Photo                                                                                                         | Dist | Legal              | Address                                   | Use | NYC SQFT | Calc SQFT | Bldg Size | Ht | Units | Lot Size   | Ac   | Age  | Zone | Sale Price | PPSFT | Sale Date  | Rec Date   | Parties                                     |
|---------------------------------------------------------------------------------------------------------------|------|--------------------|-------------------------------------------|-----|----------|-----------|-----------|----|-------|------------|------|------|------|------------|-------|------------|------------|---------------------------------------------|
|                            | 0.00 | Blk:3806<br>Lot:33 | 115 BADEN PLACE<br>Midland Beach 10306    | B2  | 2,000    | 2,600     | 160       | 2  | 2     | 40 X 100   | 0.09 | 1930 | R3-1 |            |       |            |            |                                             |
|                            | 0.33 | Blk:3882<br>Lot:16 | 260 GRIMSBY STREET<br>Midland Beach 10306 | B2  | 1,768    | 1,400     | 25 X 28   | 2  | 2     | 40 X 100   | 0.09 | 1920 | R3-1 | \$815,000  | \$461 | 03/04/2022 | 03/31/2022 | B: DONG XIAO D<br>S: DEFLORIO CATALINA      |
| Listed on 10/27/2021 for \$800,000. Contracted 11/03/2021. Sold 1.88% above asking price, 121 days on market. |      |                    |                                           |     |          |           |           |    |       |            |      |      |      |            |       |            |            |                                             |
|                            | 0.47 | Blk:3822<br>Lot:19 | 312 KISWICK STREET<br>Midland Beach 10306 | B2  | 2,780    | 2,700     | 27 X 50   | 2  | 2     | 40 X 100   | 0.09 | 1975 | R3-1 | \$840,000  | \$302 | 11/09/2022 | 11/30/2022 | B: LIHARI ARIAN<br>S: CARR CO-TRUSTEE PETER |
| Listed on 03/17/2022 for \$874,888. Contracted 08/06/2022. Sold 3.99% below asking price, 95 days on market.  |      |                    |                                           |     |          |           |           |    |       |            |      |      |      |            |       |            |            |                                             |
|                            | 0.47 | Blk:3684<br>Lot:25 | 712 LACONIA AVENUE<br>Midland Beach 10306 | B2  | 1,760    | 1,536     | 16 X 48   | 2  | 2     | 28.5 X 105 | 0.07 | 1978 | R3-1 | \$770,000  | \$438 | 08/11/2022 | 09/14/2022 | B: CHEN SHI JIN<br>S: FIRESTONE A           |
| Listed on 04/18/2022 for \$735,000. Contracted 04/26/2022. Sold 4.76% above asking price, 107 days on market. |      |                    |                                           |     |          |           |           |    |       |            |      |      |      |            |       |            |            |                                             |



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